



MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION
CITY COMMISSION CHAMBERS, CITY HALL
THURSDAY, APRIL 17, 2014, 4:30 P.M.

The Planning Commission of the City of Leesburg held its regular meeting Thursday, April 17, 2014, in the Commission Chambers at City Hall. Chairman James Argento called the meeting to order at 4:30 p.m. The following Commission members were present:

James Argento
Charles Townsend
Ted Bowersox
Donald Lukich
Frazier J. Marshall
Agnes Berry

City staff that was present included Bill Wiley, Community Development Director, Dan Miller, Senior Planner, and Dianne Pacewicz, Administrative Assistant II. City Attorney Fred Morrison was also present.

The meeting opened with an invocation given by Chairman James Argento and the Pledge of Allegiance to the Flag.

Bill Wiley, Community Development Director, informed the audience of the rules of participation and the need to sign the speaker's registry. He also informed Commissioners and the audience of the City Commission meeting dates tentatively scheduled.

Dianne Pacewicz swore in staff as well as anyone wishing to speak.

MINUTES OF PLANNING & ZONING COMMISSION MEETING FOR MARCH 20, 2014.

Commissioner Donald Lukich moved to APPROVE the minutes from the MARCH 20, 2014 meeting. Commissioner Frazier J. Marshall SECONDED the motion, which was PASSED by a vote of 5 to 0.

(Agnes Berry arrived at 4:33 p.m.)

NEW BUSINESS

1. PUBLIC HEARING CASE # RZ-14-2 – ARLINGTON RIDGE PUD – PLANNED DEVELOPMENTS REZONING

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, AMENDING THE EXISTING PUD (PLANNED UNIT DEVELOPMENT) ZONING ON APPROXIMATELY 500 ACRES TO ALLOW A REDUCTION OF THE REAR SETBACK REQUIREMENT FROM 18 FEET TO 10 FEET FOR ALL RESIDENTIAL PARCELS NOT DIRECTLY ABUTTING ANOTHER RESIDENTIAL PARCEL, FOR A PROPERTY LOCATED ON THE WEST SIDE OF U.S. 27, SOUTH OF THE INTERSECTION OF U.S. 27 AND C.R. 48, AS LEGALLY DESCRIBED IN SECTIONS 14, 22, 23 AND 24, TOWNSHIP 20,

RANGE 24, LAKE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. (CITY COMMISSION DATES - 1st READING ON MAY 12th, 2014 AND A 2ND READING ON MAY 27TH, 2014).

Bill Wiley entered the exhibits into the record. Dan Miller presented the overhead exhibits. The exhibit items included the staff summary, departmental review summary, staff recommendations, general location/aerial map, land use and zoning maps, wetlands and flood zone map, site photos, and conceptual site plan.

There were no substantive comments received from the departments. Regarding the public responses, this case was originally scheduled for the last month's Planning Commission meeting. Staff requested that it be continued for 30 days so the developer could work with the residents, and get more information and feedback from them. The public responses were based on the letters that were sent out for the first scheduled meeting. There were ten public responses received for approval and thirty responses received for disapproval.

The Planning & Zoning staff recommended the approval of the request for the following reasons:

1. The proposed zoning amendment to the existing PUD (Planned Unit Development) is compatible with all adjacent properties zoned City PUD (Planned Unit Development). As conditioned, the proposed reduction of the rear yard setbacks from 18 ft. to 10 ft. per Exhibits D, E and F for lots abutting open space, non-developable property, golf courses etc. does not appear to be detrimental to surrounding properties.
2. The proposed zoning district PUD (Planned Unit Development) as conditioned and shown in the attached "Exhibit A" is compatible with the current City Future Land Use designation of Neighborhood Mixed Use.
3. The rezoning of the subject properties is consistent with the City's Growth Management Plan, Future Land Use Element, Goal I, and Objective 1.6.

Action Requested:

1. Vote to approve the zoning amendment to the subject property with the proposed Arlington Ridge LLC Planned Development Conditions attached hereto as Exhibit A and forward to the City Commission for consideration.

Bill Wiley gave a background on the property. This property was originally zoned in 2001. It has gone through a number of amendments in 2003, 2008, and 2014. The conditions of the PUD have pretty much remained the same. With the recession that we've had over the last 5-6 years, for a number of projects, went back to the banks including Arlington Ridge. Some developers managed to make it through these times successfully, and now they have negotiated to pick up some of these lots. The applicant picked up 200 lots in Arlington Ridge, and they would like to have the flexibility to provide the customers bigger houses or garages or storage areas. The way that they'll be able to do this is with less rear setbacks. This will only be for lots that do not back up to residential houses, only open space areas. The front setback will remain the same, so you wouldn't be able to tell if you drove down a street in Arlington Ridge which houses were different.

There were concerns with residents as to how it would affect the existing homes. The developers have worked with the residents to adjust the setbacks on the properties they are acquiring that are not adjacent to existing houses.

Mr. Wiley highlighted the following in the PUD conditions to expedite.

5. The following minimum yard setbacks shall be maintained:
Front setback – 20 feet;

Rear setback – (18) feet for all lots, including those meeting criteria per Exhibit D; Except

for lots listed in Exhibit E which may have a (10) foot setback. (See Map Exhibit F for referenced lots)

Side setbacks - minimum 0 feet for units with common walls and 5 on each side for other units.

Mr. Wiley said that only the rear setback is being addressed with this amendment. In Exhibit E, it does not mean that every lot listed will have the 10 foot setback, but they will have the ability to do it. If other lots are acquired by the developer that back up to open space property, they will have to come back for another amendment. This condition is only for the lots that are listed.

Robert Salzman, the applicant, stated that he was available to answer any questions.

Commissioner Lukich asked what the advantage of 10 feet over 18 feet. Mr. Salzman answered that the advantage is that all of the standard homes fit into the standard setbacks. But if someone comes into their development, one of the things they feature is that they can customize a home. The most popular option he has seen is stretching the garage 2, 4, or 6 feet. If they are allowed to make this change, they will be more successful selling more homes. The house would be longer on the lot.

Commissioner Townsend asked if the properties are backing up to trees, would that involve any more clearing of the land. Mr. Salzman answered no, it wouldn't affect the open space at all. Commission Townsend asked if the only purpose of this amendment is to diminish the size of the backyard. Mr. Salzman answered that was correct. It could be the garage or the lanai, it's different things for different people. Commissioner Townsend asked if an existing resident wanted to put a lanai on the back of their house, would they be able to under the old conditions. Mr. Wiley answered that unless they are one of the lots that are approved through this amendment, they would have to apply for amendment.

This was the end of the discussion and the voting then took place.

Commissioner Ted Bowersox made a motion to APPROVE case # RZ-14-2 – ARLINGTON RIDGE PUD – PLANNED DEVELOPMENTS REZONING. Commissioner Donald Lukich SECONDED the motion which, PASSED by a unanimous voice vote of 6 to 0.

DISCUSSION ITEM

Chairman Argento said that he would not be at next month's meeting because he's teaching at a conference in Tampa.

ANNOUNCEMENTS

The next scheduled meeting date is May 15, 2014.

The meeting adjourned at 4:53 p.m.

James Argento, Chairperson

Clell Coleman, Vice Chairperson

Dianne Pacewicz, Administrative Assistant II